112.0	0003	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	579,100 / 579,100
					USE VALUE:	579,100 / 579,100
					ASSESSED:	579,100 / 579,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		REED ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SASSLER EDWARD Z
Owner 2:	
Owner 3:	
Street 1:	46 REED STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SASSLER MARY -
Owner 2:	SASSLER EDWARD -
Street 1:	46 REED STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,062 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1925, having primarily Wood Shingle Exterior and 1212 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4062.000	198,700	1,100	379,300	579,100
Total Card	0.093	198,700	1,100	379,300	579,100
Total Parcel	0.093	198,700	1,100	379,300	579,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.81 | /Parcel: 477.8

Legal Description

User Acct 71157

GIS Ref

GIS Ref

Insp Date 09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 112.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	198,700	1100	4,062.	379,300	579,100	579,100	Year End Roll	12/18/2019
2019	101	FV	200,500	1200	4,062.	373,900	575,600	575,600	Year End Roll	1/3/2019
2018	101	FV	199,900	1200	4,062.	287,200	488,300	488,300	Year End Roll	12/20/2017
2017	101	FV	199,900	1200	4,062.	270,900	472,000	472,000	Year End Roll	1/3/2017
2016	101	FV	199,900	1200	4,062.	249,300	450,400	450,400	Year End	1/4/2016
2015	101	FV	175,700	1200	4,062.	233,000	409,900	409,900	Year End Roll	12/11/2014
2014	101	FV	175,700	1200	4,062.	214,600	391,500	391,500	Year End Roll	12/16/2013
2013	101	FV	175,700	1200	4,062.	214,600	391,500	391,500		12/13/2012

!8686!

PRINT

Date	Time
12/10/20	23:14:00

LAST REV

Date	Time
11/12/20	11:40:51
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8686

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SASSLER MARY,	1390-78	1	9/24/2010	Convenience	100	No	No		
LYNCH CHRISTOPH	1189-110		6/25/1998		209,100	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2020	1152	New Wind	7,500	C				
12/28/1998	67	Manual	500					WOOD STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
12/11/2008	Meas/Inspect	189	PATRIOT
2/7/2000	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71157
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4062		Sq. Ft.	Site		0	70.	1.33	6									379,301						379,300	

Total AC/HA: 0.09325 | Total SF/SM: 4062 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,301 | Spl Credit | Total: 379,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	11 - 11 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	120.273
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	269945
Depreciation:	71266
Depreciated Total:	198680

COMMENTS

PDAS. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

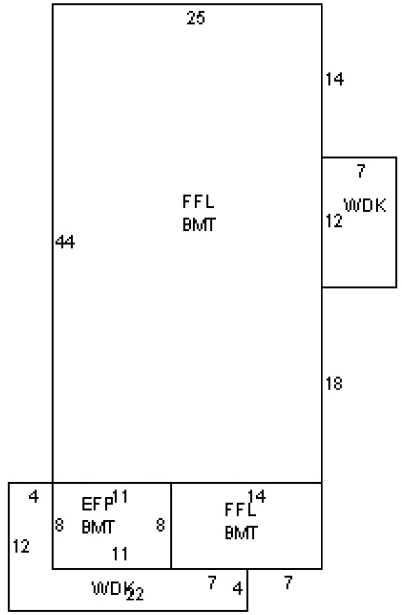
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	120.27
Special Features:	0	Val/Su Net:	70.86
Final Total:	198700	Val/Su SzAd	163.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,300	36.080	46,906
FFL	First Floor	1,212	120.270	145,771
WDK	Deck	204	10.790	2,202
EFP	Enclos Porch	88	57.580	5,067

Net Sketched Area:	2,804			Total:	199,946
Size Ad	1212	Gross Are	2804	FinArea	1212

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

112.0-0003-0018.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12X8	A	AV	1985	16.00	T	27.2	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:	
				Total:	1,100